

Building Site Development
Divide County, North Dakota

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The following tables show the degree and kind of soil limitations that affect dwellings with and without basements, small commercial buildings, local roads and streets, shallow excavations, and lawns and landscaping.

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Slight indicates that the soil has features that are favorable for the specified use. The limitations are minor and can be easily overcome. Good performance and low maintenance can be expected. Moderate indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Severe indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

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Map symbol and soil name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
674: Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
676: Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
Sakakawea-----	Severe: cutbanks cave	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
882: Hamerly-----	Severe: wetness	Moderate: shrink-swell wetness	Severe: wetness	Moderate: shrink-swell wetness	Severe: frost action	Moderate: wetness
Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
975: Heil-----	Severe: ponding cutbanks cave	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: excess sodium ponding
1267: Marysland-----	Severe: wetness cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action wetness	Severe: wetness
1309: Miranda-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell slope	Severe: low strength	Severe: excess sodium
Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
1427: Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1466: Pits, Gravel And Sand---	Severe: slope cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope small stones droughty
1599: Salt Flats-----	Severe: ponding cutbanks cave	Severe: ponding	Severe: ponding	Severe: ponding	Severe: frost action low strength ponding	Severe: excess salt too clayey ponding
1709: Southam-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1739: Straw-----	Severe: cutbanks cave	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Moderate: flooding
1835: Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding

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1871: Vallers, Saline-----	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
1883: Vallers-----	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1978: Water-----	---	---	---	---	---	---
2014: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Bowbells-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2023: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Moderate: frost action low strength shrink-swell	Severe: excess sodium
2024: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Moderate: frost action low strength shrink-swell	Severe: excess sodium
2031: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2081: Zahl-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Moderate: slope
Williams-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Moderate: slope
2130: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding

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2131: Zahl-----	Severe: slope	Severe: shrink-swell slope	Severe: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Severe: slope
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
2169: Harriet-----	Severe: wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding low strength wetness	Severe: excess sodium wetness
Regan-----	Severe: wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding low strength wetness	Severe: excess salt wetness
Stirum-----	Severe: wetness cutbanks cave	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding	Severe: excess sodium
2170: Divide-----	Severe: cutbanks cave	Slight	Moderate: wetness	Slight	Moderate: frost action	Slight
2171: Sakakawea-----	Severe: cutbanks cave	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2172: Sakakawea-----	Severe: slope cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Farnuf-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: slope	Severe: low strength	Moderate: slope
2173: Marias-----	Severe: cutbanks cave	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: too clayey
2174: Marias-----	Severe: cutbanks cave	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: too clayey
2175: Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2176: Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope

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Williams-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
2177: Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Williams-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Vallers-----	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
2178: Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
Alkabo-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Severe: excess sodium
2179: Noonan-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Severe: low strength	Severe: excess sodium
Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Moderate: frost action low strength shrink-swell	Severe: excess sodium
2181: Miranda-----	Severe: wetness	Moderate: shrink-swell wetness	Severe: wetness	Moderate: shrink-swell wetness	Moderate: low strength shrink-swell wetness	Severe: excess sodium
Noonan-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Severe: low strength	Severe: excess sodium
2182: Portal-----	Slight	Slight	Slight	Slight	Moderate: frost action	Severe: excess sodium
Lihen-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
2183: Lihen-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Blanchard-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
2186: Lehr-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
2187: Appam-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
2188: Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
Lehr-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty

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2189: Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
Appam-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
2193: Dumps, Mine-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Ustorthents-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
2276: Appam-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: slope droughty
Wabek-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe
2277: Dooley-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2278: Dooley-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2279: Zahl-----	---	---	---	---	---	---
Dooley-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2280: Dooley-----	Moderate: slope too clayey	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: slope	Severe: low strength	Moderate: slope
Lihen-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: slope droughty
Zahl-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Moderate: slope
2281: Krem-----	Severe: cutbanks cave	Slight	Moderate: shrink-swell	Slight	Moderate: frost action	Slight
2282: Noonan-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Severe: low strength	Severe: excess sodium
Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Moderate: frost action low strength shrink-swell	Severe: excess sodium
Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding

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2283: Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell slope	Moderate: frost action low strength shrink-swell	Severe: excess sodium
Noonan-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell slope	Severe: low strength	Severe: excess sodium
Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
2284: Parshall-----	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Slight
Tally-----	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Slight
2285: Wabek-----	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Slight	Severe
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight

